002.0	0001	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	882,400	/	882,400
USE VALUE:	882,400	/	882,400
ASSESSED:	882,400	/	882,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99	-101	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGGOURAS NICHOLAS A--ETAL
Owner 2:	AGGOURAS MANNERS BARBARA
Owner 3:	
Street 1:	1 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AGGOURAS NICHOLAS A--ETAL -
Owner 2:	AGGOURAS MANNERS BARBARA -
Street 1:	101 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4375.000	441,400		441,000	882,400
Total Card	0.100	441,400		441,000	882,400
Total Parcel	0.100	441,400		441,000	882,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.09 | /Parcel: 377.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1349

GIS Ref

GIS Ref

Insp Date 05/04/09

!134!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	441,500	0	4,375.	441,000	882,500	882,500	Year End Roll	12/18/2019
2019	104	FV	341,700	0	4,375.	468,600	810,300	810,300	Year End Roll	1/3/2019
2018	104	FV	341,700	0	4,375.	341,800	683,500	683,500	Year End Roll	12/20/2017
2017	104	FV	320,200	0	4,375.	297,700	617,900	617,900	Year End Roll	1/3/2017
2016	104	FV	320,200	0	4,375.	253,600	573,800	573,800	Year End	1/4/2016
2015	104	FV	284,900	0	4,375.	248,100	533,000	533,000	Year End Roll	12/11/2014
2014	104	FV	284,900	0	4,375.	204,000	488,900	488,900	Year End Roll	12/16/2013
2013	104	FV	296,600	0	4,375.	194,000	490,600	490,600		12/13/2012

PRINT

Date	Time
12/10/20	16:00:17

LAST REV

Date	Time
05/31/17	10:13:23

mmcmakin

134

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN MABEL	22350-138		9/15/2000		280,000	No	No		
O`BRIEN MABEL	22350-138		8/31/1992		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	1349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	267	Re-Roof	6,500					Re-roof.
4/21/1993	120		5,000					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
5/4/2009	Measured	163	PATRIOT
4/3/2000	Inspected	276	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT
11/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4375		Sq. Ft.	Site		0	80.	1.26	1									441,000						441,000	

Total AC/HA: 0.10044 | Total SF/SM: 4375 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.98980200
Adj $ / SQ:	184.877
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599783
Depreciation:	158343
Depreciated Total:	441440

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

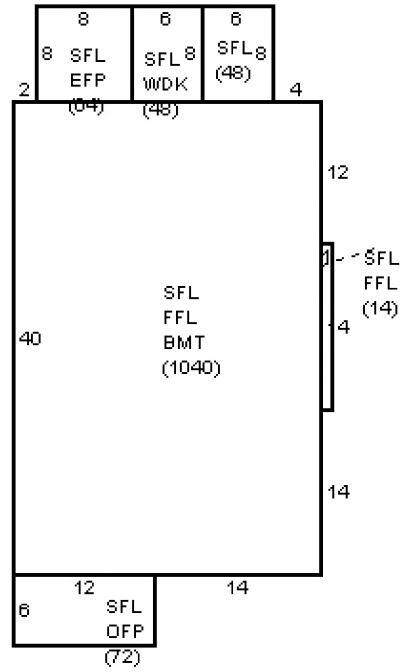
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.88
Special Features:	0	Val/Su Net:	123.85
Final Total:	441400	Val/Su SzAd	188.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,286	184.880	237,752
FFL	First Floor	1,054	184.880	194,861
BMT	Basement	1,040	55.460	57,682
OFP	Open Porch	72	39.010	2,809
EFP	Enclos Porch	64	69.050	4,419
WDK	Deck	48	15.840	760

Net Sketched Area:	3,564			Total:	498,283
Size Ad	2340	Gross Are	3564	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

002.0-0001-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	